



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

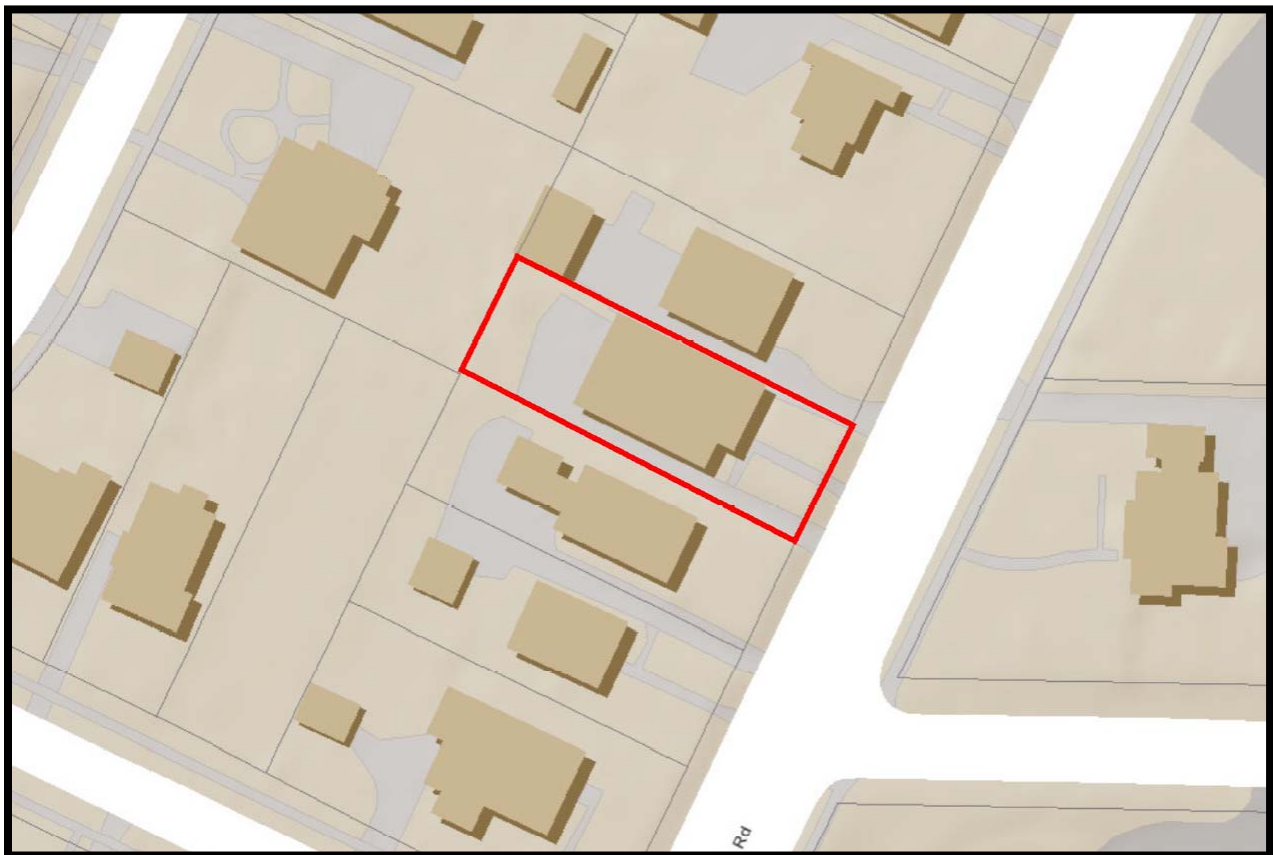
Case File: A-20-17

Property Address: 1207 Wake Forest Road

Property Owner: Raymond Carroll

Project Contact: Robby Johnston

Nature of Case: A request for both a 3' side and rear yard setback variance pursuant to section 2.2.1.C of the Unified Development Ordinance to construct a detached garage accessory structure that results in a 2' side and rear setback on a .17 acre parcel zoned Residential-6 and Neighborhood Conservation Overlay District (Mordecai) and located at 1207 Wake Forest Road.



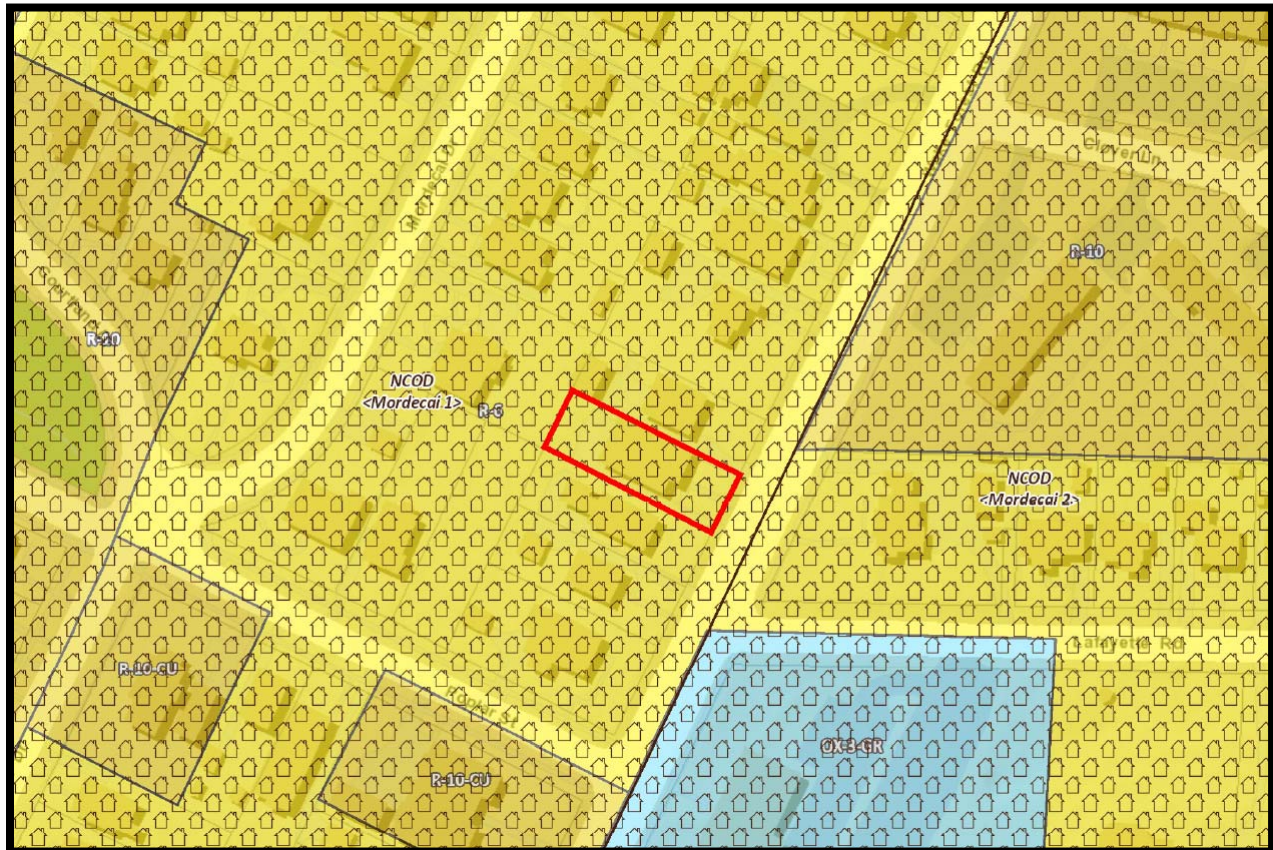
1207 Wake Forest Road – Location Map

Note: In November 2016 the BOA granted a 1.9' side yard setback variance and a 2' sum of side setbacks variance to both legalize and expand the existing detached house vertically resulting in a 3.1' side yard setback for the primary structure on this lot.

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6 and Neighborhood Conservation Overlay District (Mordecai)



1207 Wake Forest Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-6

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of sides	15'
Rear	20'

Development Standards: Neighborhood Conservation Overlay District (Mordecai District 1)

Minimum lot size: 7,260 square feet

Maximum lot size: 14,520 square feet

Minimum lot width: 50 feet

Maximum lot width: 100 feet

Front yard setback: Minimum of 35 feet

Maximum building height: 35 feet

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (If more space is needed, submit addendum on separate sheet):</p> <p>INCLUDED ON SEPARATE SHEET.</p>	<p>Transaction Number</p> <p>A-20-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION			
Property Address 1207 Wake Forest Road, 27604		Date 1/11/2017	
Property PIN 1704942480		Current Zoning R-6	
Nearest Intersection LAFAYETTE RD.		Property size (in acres) .17 Acres	
Property Owner Raymond M. Carroll		Phone 919-757-4597	Fax N/A
Owner's Mailing Address 520 John Haywood Way, Apt. 101 Raleigh, NC, 27604-1808		Email carrolrm@yahoo.com	
Project Contact Person ROBBY JOHNSTON		Phone 919 831 2955	Fax
Contact Person's Mailing Address 554 E Edenton St, Raleigh, 27601		Email ROBBY@RALEIGH-ARCHITECTURE.COM	
Property Owner Signature		Email carrolrm@yahoo.com	
<p>Notary</p> <p>Sworn and subscribed before me this 11th day of</p> <p>January, 2017</p>		<p>Notary Signature and Seal</p> <p></p> <p></p>	

Nature of Variance Request:

Raymond Carroll owns an existing, single family dwelling, constructed in 1922 at 1207 Wake Forest Road, zoned R-6, with a Mordecai Neighborhood 1 NCOD. A new detached garage is proposed in the rear of the lot connected by a driveway to the adjacent street. The request for this variance is:

1. To locate the new detached garage 2'-0" from the south (side) property line and 2'-0" from the west (rear) property line. The setback distance required between the side and rear property lines for an accessory structure is 5'-0". The owner is asking for the difference of 3'-0" and 3'-0" on the side and rear to be legalized. Please refer to the attached plot plan for existing and proposed conditions.

It is the owner's opinion that on-site parking and vehicular turn-around would be unable to be achieved by adhering to the existing side and rear setback requirements. This would impose unnecessary hardship as no on-street parking is available on the adjoining street, Wake Forest Rd. Furthermore, most accessory buildings in the surrounding block are located on the property line or less than the 5'-0" setback requirements (see diagram below). Via a separate improvement permit the existing house footprint will be reduced by 14'-6" along the rear but even that reduction will not be enough to account for the space needed for car entry and turn-around. Existing non-compliance house structure has been legalized via Variance Case # A-120-16.



OWNER DATA:
RAYMOND CARROLL

REFERENCES:
DB: 16306, PG.1234
BM: 1920, PG.110

PROPERTY IS ADDRESSED AS:
1207 WAKE FOREST ROAD
RALEIGH, NC.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

2.0'
N 29° 27' 11" E 49.90'

POPULAR ST.
SITE
CLOVER LN
LAFAYETTE RD

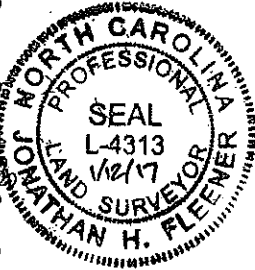
VICINITY MAP (nts)

Notes:

1. THE PURPOSE OF THIS SURVEY EXHIBIT IS TO ACCURATELY SHOWN THE EXISTING BOUNDARY AND LOCATION & SET BACKS OF THE ADJOINING HOUSES, AND LOCATION OF THE PROPOSED FOUNDATION AS SHOWN HEREON.
2. A BOUNDARY SURVEY WAS DONE IN CONNECTION WITH THIS EXHIBIT BUT DOES NOT COMPLY TO SS47-30 STANDARDS; AND SHOULD NOT BE USED FOR CONVEYANCES, OR SALES.
3. AREAS ARE COMPUTED BY COORDINATE GEOMETRY.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCHES FOR OTHER EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. DASHED LINES NOT SURVEYED
6. A NCGS MONUMENT WAS NOT FOUND WITHIN 2000' FEET OF THIS SURVEY.
7. THERE MAY BE OTHER IMPROVEMENTS NOT DEPICTED ON THIS SURVEY
8. SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (F.I.R.M.) 3720170400J, EFFECTIVE MAY 2, 2006
9. THE SF OF THE Ho. IS INCREASING BY 40% AND IS ALLOWED Per Ordinance 508 TC 373 C-4-15 Section 13-3.3.D

I, Jonathan H. Fleener, PLS L-4313, certify that this map was drawn from an actual field survey performed under my direction and supervision; that the ratio of precision, as calculated is 1:10,000±; that lines not surveyed are shown as dashed lines and drawn from information found in Book of Maps: 1920 page 110; Wake County Registry, Wake Co., NC.

Witness my original signature and seal this 12th day of January, 2017.



DATA:
EXISTING IMPERVIOUS: 5045 S.F.
DEMO IMPERVIOUS: 1581 SF
NEW IMPERVIOUS: 1213 SF.

TOTALS:
HOUSE/GARAGE 1971 S.F.
DRIVEWAY/SIDEWALK: 2706 S.F.

TOTAL PROPOSED IMPERVIOUS SURFACE:
4877 S.F. / 62.3% OF EXISTING

HOUSE OFFSETS FROM R/W	
ADDRESS	DISTANCE
1203 Wake Forest Rd.	45.3'
1205 Wake Forest Rd.	38.1'
1209 Wake Forest Rd.	46.6'
1211 Wake Forest Rd.	40.3'



SUMMIT COASTAL
Surveying & Mapping lic#0518

209 Lloyd Street, Suite 240
Carrboro, NC 27510
www.summitcoastal.com PH: (919) 860-7300

WAKE FOREST ROAD

66' PUBLIC RIGHT-OF-WAY

PLOT PLAN EXHIBIT FOR

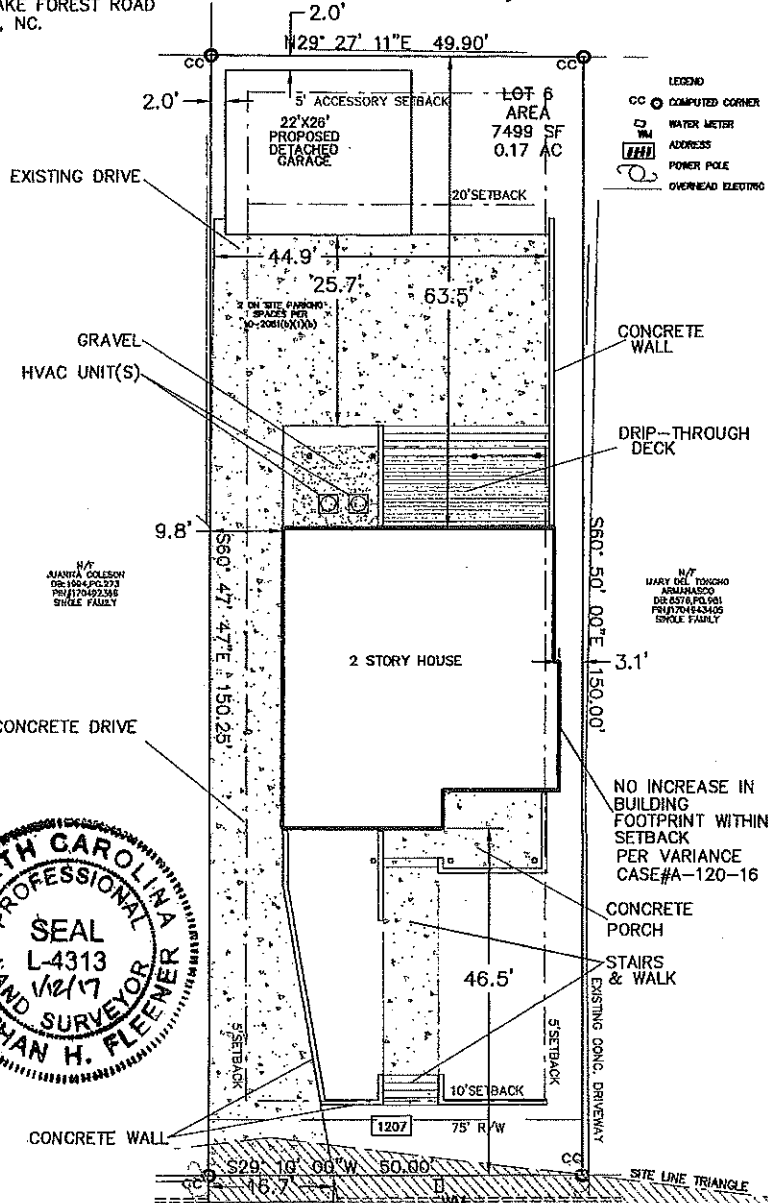
THE RALEIGH ARCHITECTURE CO.

LOT 5 MORDECAI PLACE SUBDIVISION

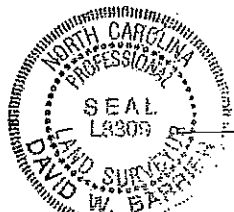
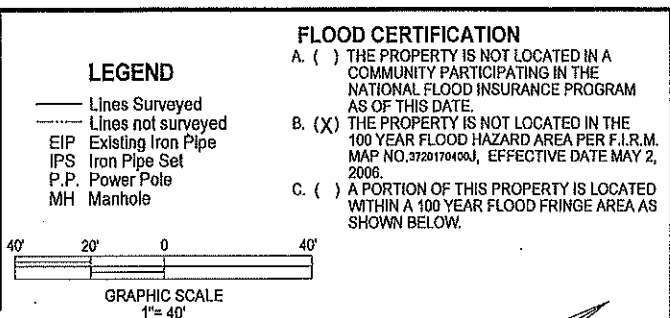
1207 WAKE FOREST ROAD

RALEIGH, WAKE CO., NC.

JANUARY 12, 2017



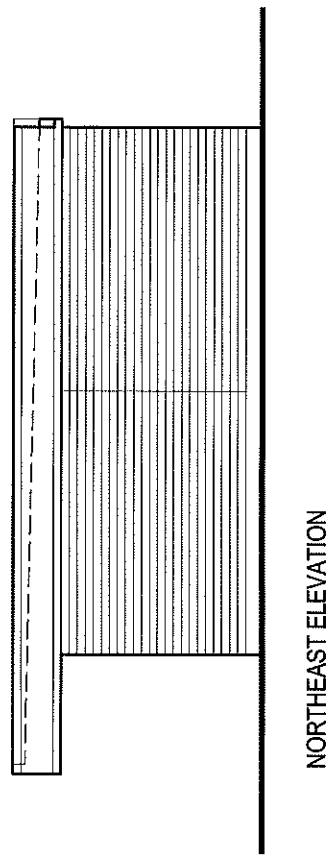
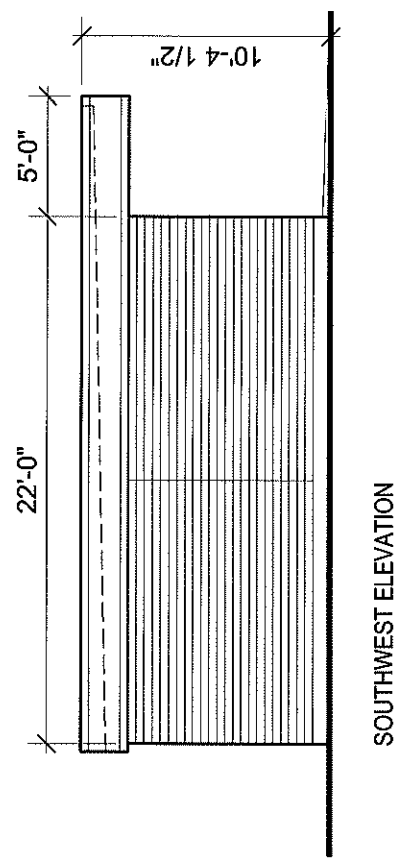
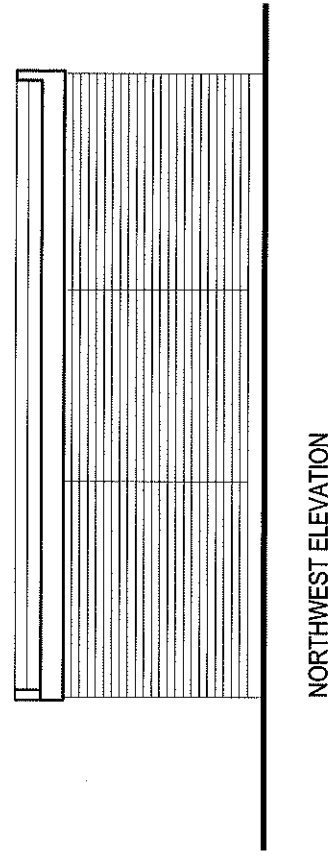
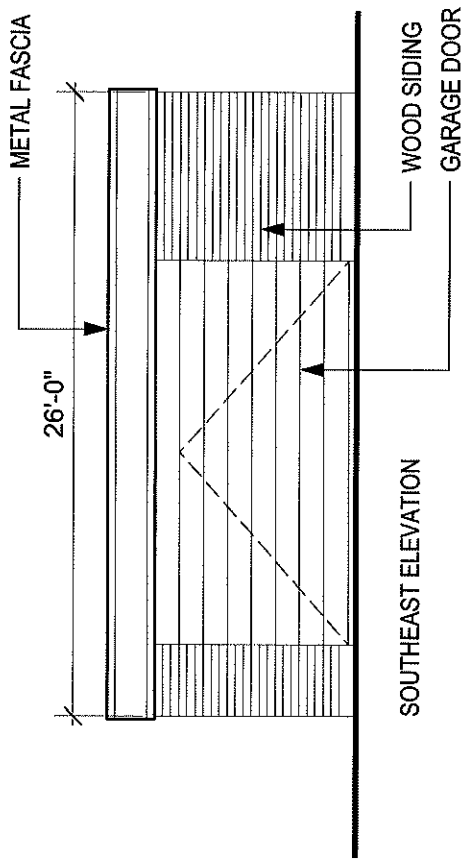
"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
CITY OF RALEIGH AND/OR NCDOT STANDARDS."



DAVID W. BARRIER
Licensed Surveyor
421 S. Harrison Ave.
Cary, N.C. 27511
(919) 469-2834

I, David W. Barrier, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated and any encroachments are shown.

Das Bauen



1207 WAKE FOREST ROAD
 01.13.17 VARIANCE REQUEST FOR GARAGE
 THE RALEIGH ARCHITECTURE CO.

1704942480
CARROLL, RAYMOND
520 JOHN HAYWOOD WAY APT 101
RALEIGH NC 27604-1808

1704940397
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704941345
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704941469
SMITH, CHRISTOPHER P
1210 MORDECAI DR
RALEIGH NC 27604-1343

1704941596
BROWN, THOMAS E BROWN, LAIRE
SCARBOROUGH-HAKIN
1214 MORDECAI DR
RALEIGH NC 27604-1343

1704942206
CITY ICE & FUEL PROPERTIES LLC
2309 MICA MINE LN
WAKE FOREST NC 27587-8722

1704942341
LASSITER, JAN A
1203 WAKE FOREST RD
RALEIGH NC 27604-1350

1704942366
MILLER, JUANITA COLESON
DEHLIA MILLER COLLINS
1205 WAKE FOREST RD
RALEIGH NC 27604-1350

1704942610
SCHLUKBIER, BLAKE A SCHLUKBIER,
ANGELA K
1216 MORDECAI DR
RALEIGH NC 27604-1343

1704943405
ARMANASCO, MARY DEL TOGNO
1209 WAKE FOREST RD
RALEIGH NC 27604-1350

1704943542
BAXLEY, MARTHA V
1211 WAKE FOREST RD
RALEIGH NC 27604-1350

1704944396
SEARS, D H
1200 WAKE FOREST RD
RALEIGH NC 27604-1351

1704947576
CLOVER LANE LLC
2320 BEECHRIDGE RD
RALEIGH NC 27608-1430